



# BALLANTYNE TOWER

A BEST-IN-CLASS CORE PLUS OFFICE ASSET IN CHARLOTTE, NC



# BALLANTYNE TOWER

## A Premier, Institutional Quality Asset in the Heart of Ballantyne

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for Ballantyne Tower (the "Property"), a 260,958 square foot, Class A office property located in the thriving Charlotte market. The Property offers a rare opportunity to obtain a best-in-class asset in Ballantyne Corporate Park, one of Charlotte's preeminent office ecosystems. With construction completing in the summer of 2011, the Property offers investors limited deferred maintenance and near-term capital spend. Additionally, the asset features a best-in-class amenity package that is unrivaled in the submarket, including a 288-seat auditorium, ample conference rooms, high-end fitness center, and newly renovated Bistro for tenants. The offering is 100% leased to Denstply Sirona (NASDAQ: XRAY), Columbus McKinnon (NASDAQ: CMCO), and SERC Reliability Corporation, three highly respected, international companies, providing investors with stable, long-term cash flows and more than 8.4 years WALT.

Ballantyne Tower benefits from direct access to I-485, offering superior accessibility and regional connectivity to the surrounding Charlotte metropolitan area. The asset is positioned in one of Charlotte's premier submarkets, the Ballantyne submarket, with close proximity to Uptown Charlotte, Charlotte Douglas International Airport, and some of the area's most affluent neighborhoods. This tremendous access is evident by the number of hotel rooms and multi-family units surrounding the Property, with nearly 1,200 hotel rooms and 2,500 multi-family units within a 1-mile radius. In addition, Ballantyne Tower sits directly across from The Bowl, a more than \$1 Billion project that has revitalized the submarket and brought a plethora of retail offerings and amenities to Ballantyne Corporate Park, including Charlotte's first Wegman's, which plans to open in Q3 2026.

### **ADDRESS**

13320 Ballantyne Corporate Place,  
Charlotte NC 29277

### **SQUARE FEET**

260,958 SF

### **YEAR BUILT**

2011

### **% LEASED**

100%

### **WALT**

8.4 Years

### **SITE AREA (ACRES)**

5.443 Acres

### **TENANT**

Dentsply Sirona  
Columbus McKinnon  
SERC Reliability Corporation



CMCO



NO. 1

# Market Leading Class A Construction, On-Site Amenities

## BEST-IN-CLASS BUILDOUTS

Featuring floor-to-ceiling window lines, immaculate reception areas, creative meeting spaces, modern breakrooms, private conference rooms, and attractive executive offices, The Property boasts some of the best tenant spaces in the market. Significant tenant investment in the spaces, above the landlord offered tenant improvement packages, allows for these extremely attractive buildouts and demonstrates the current tenants' long-term commitment to the asset.





| FITNESS CENTER



| BISTRO



| AUDITORIUM

## MARKET-LEADING AMENITY PACKAGE

The Property offers the top amenity package in the Ballantyne submarket featuring a state-of-the-art on-site fitness center, a rooftop amenity terrace, upscale men's and women's locker rooms with showers, top-of-the-line cafeteria, and expansive tenant lounges.

# Stability

Ballantyne Tower offers potential investors stable, in-place cash flows to a mix of well-respected, national tenants. The Property is 100% leased to Dentsply Sirona (NASDAQ: XRAY), Columbus McKinnon (NASDAQ: CMCO), and SERC Reliability Corporation with more than 8.4 years of weighted average lease term remaining.



**Dentsply Sirona**  
142,625 SF  
INTERNATIONAL FIRM  
HEADQUARTERS LOCATION  
6.7 YEARS OF REMAINING TERM



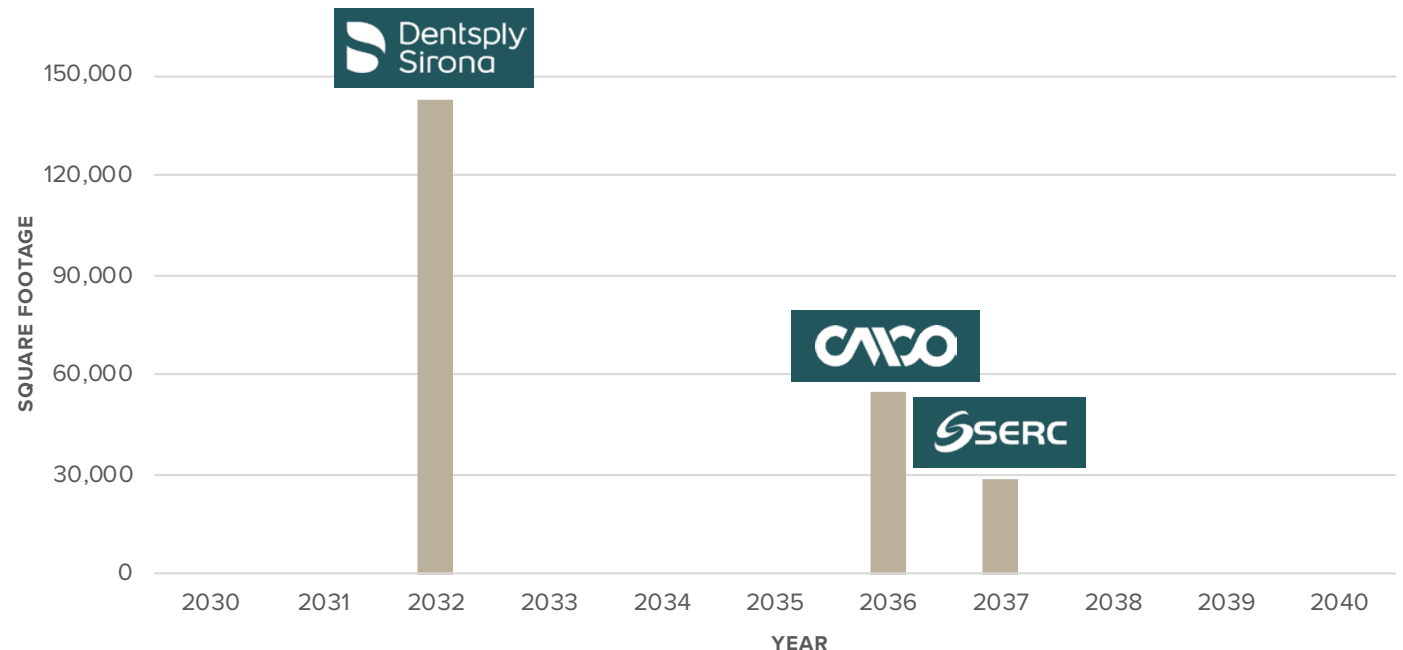
**CMCO**  
COLUMBUS MCKINNON  
55,300 SF  
INTERNATIONAL FIRM  
HEADQUARTERS LOCATION  
10.9 YEARS OF REMAINING TERM



**SERC**  
28,525 SF  
NATIONAL FIRM  
12.2 YEARS OF REMAINING TERM



## Lease Expirations





NO. 3

## HIGHLY EDUCATED & AFFLUENT WORKFORCE:

The Ballantyne submarket is a popular destination for many, but particularly for individuals and families who are moving to Charlotte. The proximity to some of the city's top office space, the strong area school system, relative low cost of living compared to some of the more established Charlotte neighborhoods, and access to numerous amenities make the submarket very popular for families relocating to the area. The total population within a three-mile radius of Ballantyne Tower Headquarters is 82,236 with a median household income of \$112,000. Along with these extraordinary statistics, Ballantyne's 28277 area code represents the highest concentration of college graduates within Charlotte.



### No. 1

THE BALLANTYNE AREA HAS THE TOP  
ELEMENTARY, MIDDLE AND HIGH  
SCHOOLS IN THE COUNTY SCHOOL  
SYSTEM

### TOP 10

OVER HALF OF THE SCHOOLS  
IN THE BALLANTYNE AREA FALL  
WITHIN THIS TIER

NO. 4

# THE BOWL AT BALLANTYNE

## The Revitalization of Ballantyne Corporate Park

The Ballantyne submarket, and more specifically Ballantyne Corporate Park, has seen a game-changing revitalization over the past 12 months led by the completion of The Bowl at Ballantyne. The Bowl is Phase 1 of the more than \$1 Billion Ballantyne Reimagined project, which looks to bring significant infrastructure projects and commercial development across 450 acres over the next two decades.

Located directly across from Ballantyne Tower, The Bowl at Ballantyne features 700 multi-family units, more than 90,000 SF of retail and restaurant space, a 3,500-person amphitheater, and a 6-acre Stream Park. Retail tenants of The Bowl include a mix of national and local favorites such as Olde Mecklenburg Brewery, Harriet's Hamburgers, North Italia, Rooster's Wood-Fired Kitchen, SolidCore, and Drybar, to name a few. The Bowl at Ballantyne, and the greater Ballantyne Reimagined project, have helped to create a true live-work-play environment for residents and tenants alike, and established Ballantyne as one of the premier submarkets in Charlotte.





# Ballantyne Reimagined

PHASE 1

**\$1B**

INVESTMENT TO BALLANTYNE

**700**

MULTIFAMILY UNITS

**95,000**

SF RETAIL & RESTAURANTS

**3,500**

PERSON AMPITHEATER



**CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT**  
25 Minutes

**SOUTH END**  
20 Minutes

**UPTOWN**  
25 Minutes

**SOUTHPARK**  
20 Minutes

**QUAIL HOLLOW CLUB**

**CAROLINA PLACE**  
3.8M ANNUAL VISITS  
REI, Dick's Sporting Good, Golf Galaxy  
Belk, Dillard's, Barnes & Noble

**CARMEL EXECUTIVE PARK**

**TORINGDON CIRCLE SHOPPING CENTER**  
500K ANNUAL VISITS  
Homewood Suites, LA Fitness, Midwood Smokehouse,  
Viva Chicken, Ruby Sunshine, Hickory Tavern

**TORINGDON OFFICE PARK**



JOHNSTON RD

**BALLANTYNE  
TOWER**

**THE AMP BALLANTYNE**

**ALOFT CHARLOTTE BALLANTYNE**

**STAYBRIDGE SUITES**

**THE BALLANTYNE HOTEL**

**STARBUCKS**

**BALLANTYNE VILLAGE**  
14M ANNUAL VISITS  
AC Hotel, Hestia Rooftop, Eggspectation,  
Smootie King, Orangetheory, Blackfinn,  
Mellow Mushroom, Panera Bread

BALLANTYNE COMMONS PKWY

**THE BOWL AT BALLANTYNE**  
Olde Mecklenburg, Bossy Beulah's, Flower Child,  
Postino Harriet's Hamburgers, Hawkers, North Italia,  
Roosters, The Salty, Solidcore, Arrow

**BALLANTYNE COMMONS EAST**  
1.8M ANNUAL VISITS  
Harris Teeter, Starbucks, Bad Daddy's Burger Bar,  
Juniper Grill, Jersey Mike's Subs



NO. 5

## South Charlotte's Most Connected Location

The Property is located directly off of Johnston Road, less than one quarter mile from I-485, with access to I-77 and I-85. As a result, this location affords easy commutes from Charlotte's primary residential nodes in SouthPark (9 mi), Quail Hollow (7 mi), and South End (15 mi) as well as convenient access to the Charlotte Douglas Airport (19 mi) and Uptown Charlotte (17 Miles).

With an ideal South Charlotte location, the offering benefits from close proximity to some of the fastest growing communities in the country such as SouthPark and South End. Recent economic expansion in the area, specifically in innovative industries, attracts a young and highly educated population to the region as evidenced by Charlotte's recognition as a top ten city in the U.S. for millennial migration. Access to a talented growing population within Charlotte positions the Property as a premier office destination for new-to-market companies as well as local expansions, making investments such as this increasingly rare.

# BALLANTYNE TOWER



NO. 6

## URBAN INFILL LOCATION

The Property is primed for significant long-term success as unprecedented growth in the area has resulted in an increasingly infilled location. The asset offers convenient access to nearly 1 million square feet of retail amenities within a one-mile radius of the property including Ballantyne Commons East, Ballantyne Village, and Toringdon Circle Shopping Center. Additionally, Wegman's is set to open it's first store in Charlotte just 0.5 miles from Ballantyne Tower in 2026. With over 2,200 apartment units within a one-mile radius of Ballantyne Tower Headquarters, the property presents current and future tenants with numerous housing options. The asset also offers tenants convenient lodging for out-of-city visitors with over 1,170 hotel rooms within a one-mile radius of the Property.

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.